

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
April 1, 2015**

President Paul Lorey called the Regular Meeting of the Jasper Plan Commission to order at 7:50 p.m. Secretary Bernita Berger took roll call as follows:

Paul Lorey, President	-Present	Randy Mehringer	-Present
Jim Schroeder, Vice President	-Present	Cindy Recker	-Present
Bernita Berger, Secretary	-Present	Meredith Voegerl	-Present
Nick Brames	-Present	Chad Hurm, City Eng.	-Present
Dan Buck	-Present	Darla Blazey, Director of Community Development/Planning	-Present
Pat Lottes	-Present	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Present		

PLEDGE OF ALLEGIANCE

President Lorey led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the February 4, 2015 regular meeting were reviewed. Vice President Schroeder made a motion to approve the minutes as mailed. Secretary Berger seconded it. Motion carried 11-0.

STATEMENT

President Lorey read the following statement. "We are now ready to being the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

Joe and Angela Schitter – Change of Covenants for Green Meadows 7th Addition

Joe and Angela Schitter were present to request a change to their covenants in Green Meadows 7th Addition. The Schitters reside at 1136 N. Sugar Cane Court (Lot 94 Green Meadows 7th Addition). Upon applying for a building permit to construct a garage on the property, the Schitters discovered that their covenants would not allow them to place the building closer than 20 feet to the property line.

Mr. Schitter said they are seeking approval to amend their existing covenants in Green Meadows 7th Addition to be in line with the City's standards by removing the 20-foot setback requirement and the 400 square-foot limit for an accessory building. Mr. Schitter also requested that the Plan Commission language, which states that any amendments must be presented to the board for approval, be removed.

Following procedure, Mr. Schitter said a certified letter was sent to all 19 property owners explaining the request to change the covenants. A majority of the property owners responded with a notarized approval.

After some discussion, Kevin Manley made a motion to amend the above-mentioned covenants. Pat Lottes seconded it. Motion carried 11-0. Attorney Kabrick reminded the Schitters that the document must be recorded at the Dubois County Recorder's office, with a copy submitted to the City.

Petition of City of Jasper and the Ruby Fern Gramelspacher Revocable Trust dated 8/2/04, Fifth Third (Southern Indiana) Trustee, and the Andrew V. Eckert Revocable Trust; Andrew V. Eckert, Trustee for a rezone from R-2 and R-3 to a Planned Unit Development (PUD)

City Attorney Kabrick, on behalf of City of Jasper, the Gramelspacher Revocable Trust and Andrew Eckert, appeared before the board to request a rezoning of 24.71 acres from R-2 and R-3 (Residential) to a Planned Unit Development (PUD). Attorney Kabrick explained that as the City began the process of investigating the sale of the 30th Street Park property, there were various developers that expressed interest in purchasing the property; for both residential and commercial. After taking all inquiries into consideration, the City concluded that a PUD (mixed use zoning) would be a good fit for the property since neighboring properties are commercial and light industrial on one side and residential on the other side.

A Planned Unit Development Ordinance sets out development standards, site standards and permitted uses for the 30th Street Park property and also the property to the north, the Victory Villa O. Eckerle's 6th Addition, which is owned by the Gramelspacher Revocable Trust and the Andrew Eckert Revocable Trust. Both parties joined in the petition to rezone their existing R-2 zoning to a PUD. Attorney Kabrick said the types of zoning in the PUD Ordinance would include all Residential zonings, B-1 (Business), along with warehousing and Light Industrial; which would need to be fully contained inside the building.

Following a meeting with the neighboring property owners along Virginia Avenue, Attorney Kabrick said the City addressed the issues and revised the ordinance to include that any new owner would maintain a buffer zone on the west boundary of the park property to protect

the neighbors. Depending on what would be developed, there would be a 50-foot buffer for residential, 75-feet for commercial and 100-feet for industrial.

Mike Matthews, of 3114 Virginia Avenue, spoke to the board regarding his concerns. Mr. Matthews said he reviewed the ordinance and is not in favor of a commercial development so close to his back yard. Following some discussion on the matter, the board agreed to have the ordinance amended to a 100-foot buffer for any development whether residential, commercial or industrial.

Terry Weisheit, owner of Victory Villa Addition, located at the corner of 35th Street & Villa Drive, appeared before the board stating his concerns that any commercial development would, in his opinion, depreciate his property value. Attorney Kabrick explained that the City's goal for the property is to encourage an urban village type atmosphere that would enhance the value of the entire area.

Following more discussion, Kevin Manley made a motion to close the public hearing. Cindy Recker seconded it. Motion carried 11-0.

Kevin Manley made a motion to recommend that the Common Council allow the rezone as amended with the 100-foot buffer zone on the 30th Street Park property. It was seconded by Nick Brames. Motion carried 11-0.

Request for extension to record A & A Estates

Phil Buehler, of Brosmer Land Survey, was present to request an extension to record the plat of A & A Estates, which received secondary approval at the January 7, 2015 meeting. According to the Subdivision Control ordinance, an approved plat is required to be recorded within 60 days. If not recorded by the 60-day deadline, a six-month extension period could be allowed to properly record the plat. Mr. Buehler apologized for not recording the plat in a timely manner. Since the 60 days has expired, Mr. Buehler requested an extension to record the plat as soon as possible.

Vice President Schroeder made a motion to grant Mr. Buehler's request for an extension to record the plat of A & A Estates. Pat Lottes seconded the motion. Motion carried 11-0.

ADJOURNMENT

With no further discussion, Cindy Recker made a motion to adjourn the meeting, seconded by Secretary Berger. Motion carried 11-0, and the meeting was adjourned at 8:27 p.m.

Paul Lorey, President

Bernita Berger, Secretary

Recording Secretary, Kathy Pfister